

THE MARTHA'S VINEYARD COMMISSION

BOX 1447
OAK BLUFFS
MASSACHUSETTS
02557
617-693-3453

DATE: August 7, 1986

TO: Board of Selectmen, Town of West Tisbury

FROM: Martha's Vineyard Commission

SUBJECT: Development of Regional Impact
RE: Private Recreational Facility
Airport Hangar

APPLICANT: Leslie H. Leland & Myles P. Rogers
DBA Hangars Unlimited
Box 729
Vineyard Haven, MA 02568

DECISION OF THE MARTHA'S VINEYARD COMMISSIONSUMMARY

The Martha's Vineyard Commission (the Commission) hereby approves the application of Leslie H. Leland and Myles P. Rogers, DBA Hangars Unlimited, Box 729, Vineyard Haven, MA 02568 for the construction of an aircraft hangar at the Martha's Vineyard Airport, in the Town of West Tisbury as shown on the plans entitled "Plan of Land in West Tisbury, MA, surveyed for Leslie Leland and Myles Rogers, May 20, 1986 by Vineyard Land Surveying, Box 1548, Norton Ave., Vineyard Haven, MA. 02568 and Revised May 27, 1986" Consisting of One Sheet; and "Grading Plan, Land in West Tisbury, Surveyed for Leslie Land, Myles Rogers, M.V. Aero Club, July 25, 1986 by Vineyard Land Surveying, Box 1548, Norton Ave., Vineyard Haven, MA 02568" Consisting of One Sheet; and "Fulfab Inc., Canton, Ohio, Model LK42 Pier Foundation through existing pavement. 1/9/84, For Less Leland, Peter Rogers, DBA Hangars Unlimited" Consisting of One Sheet; making a total of three (3) sheets, (The Plan).

The Decision is rendered pursuant to the vote of the Commission on August 7, 1986.

The Board of Selectmen of the Town of West Tisbury may now grant the necessary development permits for the Applicants hangar construction in accordance with the Decision contained herein and place further conditions thereon, or may disapprove the development application.

FACTS

The Proposed development is a Development of Regional Impact as defined by the Commission's Criteria and Standards, Developments of Regional Impact, Section 3.301. The Application was referred to the Commission by the Board of Selectmen of the Town of West Tisbury for action pursuant to M.G.L. Chapter 831, Acts of 1977 as amended (The Act). The Application and notice of public hearing relative thereto are incorporated herein.

A duly noticed public hearing on the Application was conducted by the Commission pursuant to the Act and Massachusetts General Laws, Chapter 30A, Section 2, on August 7, 1986 at 8:15 P.M. at the Commission offices, Olde Stone Building, New York Avenue, Oak Bluffs, Massachusetts.

The proposal is for an aircraft hangar at the Martha's Vineyard Airport.

The hearing was Chaired by Marc Widdiss, Chairman of the Land Use Planning Committee. Mr. Widdiss read the legal notice and opened the public hearing for testimony at 10:04 P.M.

Mr. Widdiss called upon the Applicant to present the proposal. Mr. Les Leland, a partner in Hangars Unlimited, described the proposal. The hangar will accommodate 12

private aircraft for storage purposes. The building specifics were explained along with the proposed future airport plans and consistency of this proposal with those plans. Access along taxiway was also discussed.

Mr. Widdiss called upon Doug Ewing, Staff of MVC and Airport Business Park Manager, for further information. Mr. Ewing stated that this plan was reviewed by the Airport Advisory Committee to assure consistency with overall airport plans, to review lease agreement, concerns with architecture, and underground utilities. Mr. Ewing stated that this proposal is removing 12 planes already at the tie down area and providing shelter for them.

Questions from Commissioners were answered regarding repair business, fire system, utilities, fuel storage, fencing, public safety, and terms of lease.

Mr. Robert Morgan, Airport Advisory Committee and MVC Commissioner, stated that this proposal was an aviation oriented business and clarified the terms of the lease and the airports priority for such a proposal.

Mr. Widdiss called for Town Board comments. There were none. He also called for proponents and opponents, of which there were none.

There being no further testimony the hearing was closed at 10:21 P.M.

FINDINGS AND CONDITIONS

The Commission has considered the Application and the information presented at the Public Hearing, and based upon such consideration, makes the following findings pursuant to

Section 14 of the Act:

- a. The Commission finds that the probable benefits of the proposed development, subject to the conditions set forth herein, will exceed the probable detriments of the proposal in light of the considerations set forth in Section 15 of the Act.
- b. The Commission finds that the proposed development will not interfere substantially or unreasonably with the achievement of the objectives of any general plan of the Town or of Dukes County.
- c. The Commission finds that the development as set forth in the Application and The Plan will be consistent with local development ordinances and By-laws.
- d. The Commission finds that the development proposal will be more beneficial than detrimental when compared to alternative manners of development or developments occurring in alternative locations.

The Commission finds that the proposed development is consistent with local ordinances and by-laws to the extent it is required to, only the Application being before it at this time. The Applicant must, consistent with the Decision, apply to appropriate Town of West Tisbury officers or boards for any other development permits which may be required together with any other development permits required by law.

The Commission approves the Town of West Tisbury officials granting applicable Development permits.

This Decision is written consistent with the vote of the Commission: August 7, 1986.

Any Party aggrieved by a determination of the Commission may appeal to the Superior Court within twenty (20) days after the Commission has sent the development applicant written notice, by certified mail, of its decision and has filed a copy of its decision with the Town Clerk of the Town in which the proposed development is located.

John Early
John Early, Chairman

8/21/86
Date

Norman Friedman
Notary

8/21/86
Date

**NORMAN FRIEDMAN
NOTARY PUBLIC
My commission expires Nov 2, 1990**

Edgartown, Mass. August 25, 1986
at 9 o'clock and 05 minutes AM
Received and entered with Dukes County Deeds
book 454 Page 666

Attest: *Severly W. King*
Register